

**FARMINGTON CITY
PLANNING COMMISSION
October 3, 2019**

STUDY SESSION

***Present:** Commission Chair Connie Deianni, Roger Child, Rulon Homer, Shawn Beus, Greg Wall, Mike Plaizier, Community Development Director Dave Petersen and Recording Secretary Carly Rowe. Commissioners Amy Shumway, Russ Workman and City Planner Meagan Booth were excused.*

REGULAR SESSION

***Present:** Commission Chair Connie Deianni, Roger Child, Rulon Homer, Shawn Beus, Greg Wall, Mike Plaizier, Community Development Director Dave Petersen and Recording Secretary Carly Rowe. Commissioners Amy Shumway, Russ Workman and City Planner Meagan Booth were excused.*

Item #1 Minutes

Rulon Homer made a motion to approve minutes from September 19, 2019 Planning Commission Meeting. **Shawn Beus** seconded the motion, which was unanimously approved.

Item #2 City Council Report

No City Council was held this week. The next meeting will be October 8th.

ZONING TEXT CHANGES

Item #3 Farmington City (Public Hearing) – Applicant is requesting a recommendation to amend Chapter 14 of the Zoning Ordinance regarding accessory and secondary dwelling units in the BP zone. (ZT-3-19)

Under certain conditions as per Sections 11-27-030 and 11-14-050 of the Zoning Ordinance, residential Planned Unit Developments (PUDs) may be approved in the BP zone. Recently, an investor in the proposed Brookside Hollow development (a primarily single-family PUD located on the Frontage Road next to 200 West Street) requested that staff explore the possibility with the City of providing secondary dwellings as an allowed use in this PUD. Staff is also proposing that the City consider accessory dwellings as a conditional use in the BP zone as well.

Connie Deianni opened the public hearing at 7:05 PM.

No comments were received.

Connie Deianni closed the public hearing at 7:05 PM.

Motion:

Shawn Beus made a motion that the Planning Commission recommend that the City Council amend Section 11-14-030 of the Zoning Ordinance to allow secondary and accessory dwellings in the BP zone as follows:

11-14-030: CONDITIONAL USES:

The following are conditional uses in the BP zone. No other conditional uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Any development, which includes multiple buildings or is proposed on a site, which is over one acre in size.

Athletic or tennis club.

Commercial outdoor recreation, minor (family reunion center, outdoor reception facilities, picnic grounds, tennis courts, etc.).

Financial institutions.

Dwelling, Accessory (in conjunction only with detached single-family dwellings in a Planned Unit Development (PUD))

Dwelling, Secondary (in conjunction only with detached single-family dwellings in a Planned Unit Development (PUD))

Light manufacturing uses (fabrication, assembly, treatment or packaging operations conducted in a totally enclosed building using previously prepared materials).

Outside storage.

Public and quasi-public uses, other than administrative offices, developed on an undeveloped site (excluding those not specifically listed as a permitted or conditional use) and material additions or modifications on a developed site.

Public utility substations, wireless transmission towers, except as specified in section 11-28-190 of this title, generating plants, pumping stations and buildings.

Restaurants (traditional sit down only).

Storage/warehousing, as an accessory use, as necessary to maintain a principal use.
Temporary uses.

Uses customarily accessory to a listed conditional use.

Rulon Homer seconded the motion, which was unanimously approved.

Findings for approval:

1. The proposed amendment is reasonably necessary because it is consistent with past decisions by the City to allow secondary and accessory dwellings to accompany detached-single family dwellings in other zones.
2. The action is in the public interest because it provides additional housing types to meet the City's moderate-income housing goals, and is one of the strategies recommended by the state.
3. The proposed amendment is consistent with the City's General Plan and in harmony with the objectives and purpose of the Zoning Ordinance. Chapter 11, Community Goal 2 of the General Plan states: "Maintain Community land use plans, policies and regulations that encourage and support a variety of residential development opportunities and land uses". The purpose statement for PUDs is set forth in Section 11-27-010 and one intent therein, among others, is to achieve a "mixture of housing types", and the proposed amendment accomplishes this intent.

Item #4 Farmington City– Applicant is requesting a recommendation to amend Section 11-3-045 of the Zoning Ordinance regarding Special Exceptions and Moderate-Income Housing (ZT-4-19)

As a follow-up to a recent decision by the City to rezone property located at the northwest corner of 200 East (SR 106) and 1470 South (Kambouris Lane) from R to R-2 (Application #Z-3-19) staff has worked with Mike Plaizier of the Planning Commission, and the property owner, to explore possible MIH scenarios via a TDR (Transfer of Development Right). It is the intent of this agenda item to present the information thus far contemplated for Planning Commission input.

Motion:

Greg Wall made a motion that the Planning Commission table action and direct staff to schedule a public hearing for this item on the October 24, 2019, meeting.

Rulon Homer seconded the motion, which was unanimously approved.


Item #5 Miscellaneous, correspondence, etc.

- a. **Multifamily Residential Proposal in General Commercial Zone (Discussion Item: No action required)**

Greg Larson proposed a concept during the study session for multi-family condominiums at the north-east corner of Fox Glove road and Shepard lane and received input and feedback from the commissioners.

ADJOURNMENT

Rulon Homer made a motion to adjourn the meeting at 8:07 PM. **Shawn Beus** seconded the motion, which was unanimously approved.

A handwritten signature in black ink, appearing to read 'Connie Deianni', is written over a horizontal line.

Connie Deianni, Planning Commission Chair